



# Staff Report to Council - for Direction

**Title:** Draft New Bruce County Official Plan Report for Direction

**From:** Jack Van Dorp, Director of Planning and Development

**Date:** March 19, 2026

**Report Number:** PD-2026-012

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## Staff Recommendation:

That Council direct staff to make the recommended changes as outlined in rows 4, 5, 6, 7, 8, 10, 12, 15, 17, 18, 21, 41, and 42(a) [Indigenous Engagement and Archaeology] in report PD-2026-011, to the draft new Bruce County Official Plan.

That Council provide direction if it wishes to make a change in respect of rows 31, 33, 40, 42(b) and 45 [Indigenous Engagement and Archaeology] in report PD-2026-011, to the draft new Bruce County Official Plan.

That Council direct staff to make the recommended changes as outlined in rows 84-89 [New Changes Identified in Consultation with Saugeen Shores] in report PD-2026-011, to the draft new Bruce County Official Plan.

That Council provide direction if it wishes to make a change in respect of row 34 [Alignment with Provincial Legislation] and rows 43 and 50 [Shoreline and Seasonal Recreation] in report PD-2026-011.

## Report Summary:

This report provides recommendations and options for resolution of many remaining issues identified in consultations with Municipalities, Saugeen Ojibway Nation and the public.

This report provides staff recommended changes related to the topics of 'Indigenous Engagement and Archaeology' and 'New Changes Identified in Consultation with Saugeen Shores'.

Other possible changes that are not recommended by staff related to the themes of 'Indigenous Engagement and Archaeology', 'Alignment with Provincial Legislation', and 'Shoreline and Seasonal Recreation'.

Where options are provided for Council, Option 1 is the recommendation of Planning & Development staff. If Council wishes to provide direction with respect to these options, we suggest the following format:

*That Council Directs staff to make the change identified as Option 2 in Row [ ] in the report PD-2026-011.*

The report notes outstanding themes that will come to Council through a later report.

## **Recommended Changes to the Current Draft Plan and Options for Change:**

Building on the February 12, 2026 County Council workshop and direction given by Council on February 19, and March 5, 2026, this report outlines a number of further recommended changes to the draft Plan.

Options for possible changes that have arisen from engagement, but are not recommended by staff, are provided according to theme. Where options are provided in the attached tables, Option 1 is the recommendation of Planning & Development staff.

## **INDIGENOUS ENGAGEMENT AND ARCHAEOLOGY RECOMMENDATIONS AND OPTIONS**

Comments received from Town of South Bruce Peninsula, Kincardine, and Huron-Kinloss and were provided to council for the February 12 Workshop. A copy of the Refinement and Options Report that summarized these comments is available [here](#).

The comments identified that there was an opportunity for changes to be made to the draft plan to avoid committing municipalities beyond the requirements of the Provincial Planning Statement.

In response to the comments provided from local municipalities and in consultation with staff of the Saugeen Ojibway Nation Environment Office (SON EO), we have identified several recommended changes; row 42 (initially presented as 2 options for change) was split into a recommendation (42(a)) and an option (42(b)). We also note 5 options for change, in lines 31, 33, 41, 42b. and 45, which are not recommended by Planning & Development staff.

The staff recommended changes are better aligned with provincial direction, incorporate minor wording adjustments requested by the SON EO and align with the Bruce County Saugeen Anishnaabek Reconciliation Pathway and Action Plan. The changes maintain the focus of the 'Indigenous Engagement and Interests' section on stating SON Interests and how the County will engage, with the balance of the plan addressing implementation.

The options not recommended in lines 31, 33, 40, 42b. and 45 could have the effect of creating an additional level of uncertainty given the engagement direction of the Provincial Planning Statement.

## **NEW CHANGES IDENTIFIED IN CONSULTATION WITH SAUGEEN SHORES RECOMMENDATIONS**

Saugeen Shores Council endorsed comments prepared by its staff in February 2026. Planning & Development staff met with staff from Saugeen Shores to discuss areas of possible change for the plan. As a result of this consultation, Planning & Development staff recommend the edits as outlined in lines 84-89. Generally, these changes lead to clearer policies that are easier to interpret and/or are better aligned with Provincial direction.

## **ALIGNMENT WITH FEDERAL AND PROVINCIAL LEGISLATION OPTIONS**

An option for change to address comments from the Town of South Bruce Peninsula is outlined in line 34. Planning & Development staff do not recommend a change to these policies. The wording of the policy was provided directly by provincial ministry staff, and is generally a helpful reference.

## SHORELINE AND SEASONAL RECREATION OPTIONS

The Town of South Bruce Peninsula provided comments requesting deletion of wording in the preamble and policies for Shoreline and Seasonal Recreation as outlined in rows 43 and 50 of the attached Refinements and Options document.

The requested deletions to the preamble are not recommended because much of this wording has long been part of the Bruce County Official Plan and it provides important contextual information regarding development adjacent to inland lakes.

The policy in line 50 is recommended to remain because proximity to shoreline access is a relevant consideration for the additional lot creation that is permitted in the Shoreline and Seasonal Recreation Designation.

## OUTSTANDING THEMES

Following the February 12 workshop staff initiated discussions in each of the areas noted below. We are currently gathering additional information in respect of the remaining outstanding themes, which we expect shortly and will bring forward to Council to aid in its giving direction regarding the plan.

Theme	Outstanding Information before seeking County Council direction
Natural Environment	Discussions with Northern Bruce Peninsula identified concerns with forest mapping and areas of Ash die-off. Transportation and Environmental Services (Forestry) staff who administer forestry permitting are reviewing this concern for further discussion with the municipality.
Mineral Resources and Aggregates	We have drafted mapping that reflects the comments from Walker Aggregates (see below) and have requested the province confirm its mapping expectations.
Small-Scale Development on Private Services	We are reviewing expectations for policies related to groundwater quality with the province; WSP staff are completing a jurisdictional scan of other official plan policies related to this theme.
Additional Northern Bruce Peninsula Comments (not noted in workshop)	We are confirming issues, potential recommendations and options arising from these comments with the Municipality of Northern Bruce Peninsula

## Mapping layers requested by Walker Aggregates

Walker Aggregates requested that the 'Eramosa' Subcrop and 'Select' Bedrock areas identified in Aggregate Resources of Ontario Inventory Paper 190 (ARIP 190) be included on Schedule C of the new County Official Plan. These bedrock types only occur on in the peninsula region of the County and are illustrated in tan (selected bedrock) and orange (Eramosa) on the map below. They are not currently included in the draft official plan.

Areas currently proposed to be identified as "Primary Bedrock" in the draft official plan are shown in brown diagonal hatching. The 'primary bedrock' area that is currently mapped in the draft plan corresponds to the existing Official Plan, except for an area between Hepworth and Sauble Beach that was removed from the draft plan based on a number of existing natural heritage features and conflicting uses.

If Council decides to implement Walker's request, the area of aggregate resources mapped for protection from conflicting uses will significantly increase. We have asked the province to confirm its expectations for bedrock mapping before we return with a recommendation to County Council.

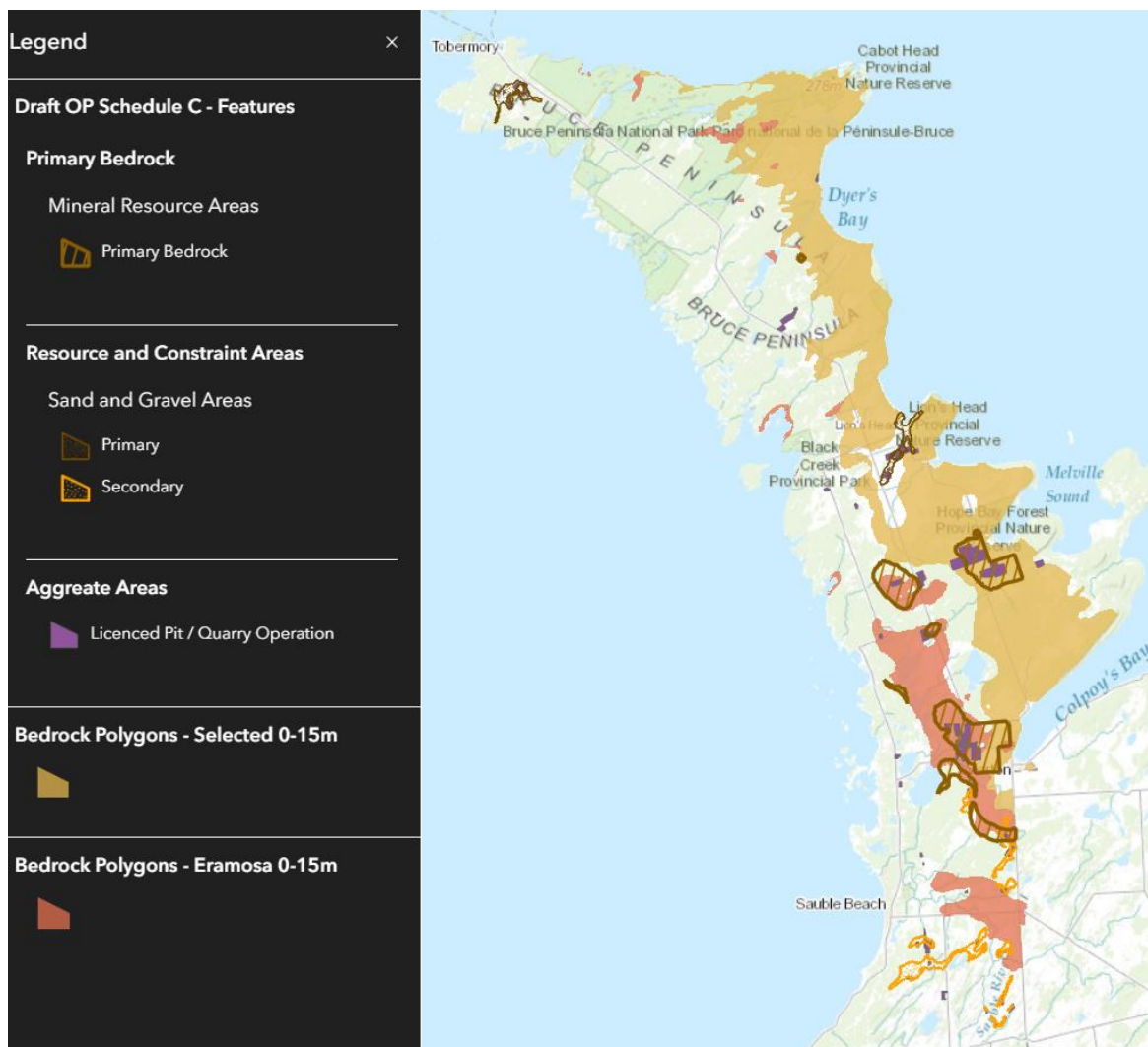


Figure 1: 'Select' and 'Eramosa' Bedrock Layers that Walker Aggregates has requested be added to Official Plan Schedule 'C'

**Financial/Staffing/Legal/IT Considerations:**

The new Official Plan is part of the 2026 budget.

**Link to Strategic Goals and Objectives:**

Community and Partnerships - Build a strong and inclusive community

Growth and Innovation - Promote responsible growth

**Link to Departmental Plan Goals and Objectives, if any:**

The new Official Plan is in the Planning & Development 2026 workplan.

**Report Author:**

Monica Morrison, Land Use Planning Manager

**Departmental Approval:**

Jack Van Dorp, Director of Planning & Development

**Approved for Submission:**

Claire Dodds, Commissioner of Community Development

**Attachments:**

1. Draft New Official Plan Refinement Recommendations and Options for consideration per report PD-2026-011
2. Recommended and Potential OP Changes for report PD-2026-011 shown within draft text